

Conditional Use Analysis

April 8, 2009

C-5-2009

T-Mobile

3200 S. Decker Lake Dr.

C-2 Zone 29.13 Acres

The applicant is requesting an amendment to an existing conditional use to locate two new telecommunications antennas and a new equipment cabinet on the roof of the E-Center. This property is zoned general commercial (C-2) and the West Valley City General Plan designates this area as “entertainment”. This property is also in an overlay zone, which requires conditional use approval for all new applications.

The two new antennas and the new equipment cabinet are to accommodate the expanded 3G service for T-Mobile. The antennas are similar to the previously mounted antennas on the roof and will be mounted on the beams under the decorative “crown” on the front of the building. They will be installed to comply with the stealth provision of the Wireless Telecommunications Facilities ordinance. The equipment cabinet will not be visible from the ground.

Any installation, painting and/or screening will have to be approved by the City representative for the E-Center as well as by the Planning Commission. The installation must be done to minimize the visual impact on the building, including the running of the cables for the antennas.

Staff Alternatives:

Approval, subject to the resolution of any issues raised at the public hearing and the following conditions:

1. Painting and/or screening of antennas and cables shall be done to match the surrounding area of the building and shall be approved by both the Planning Commission and a representative from the E-Center.
2. All installations of both antennas and cables shall be done so as not to damage any part of the building.

Continuance, to allow for the resolution of any issues raised at the public hearing.